

Department of Permitting and Inspections

Zoning Division

645 Pine Street

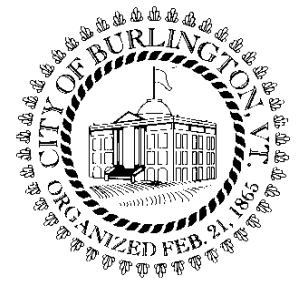
Burlington, VT 05401

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MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: March 22, 2022

RE: ZP22-45, 44 Lakeside Avenue (also known as 32, 44 and 50 Lakeside Avenue)

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File Number: ZP 22-45

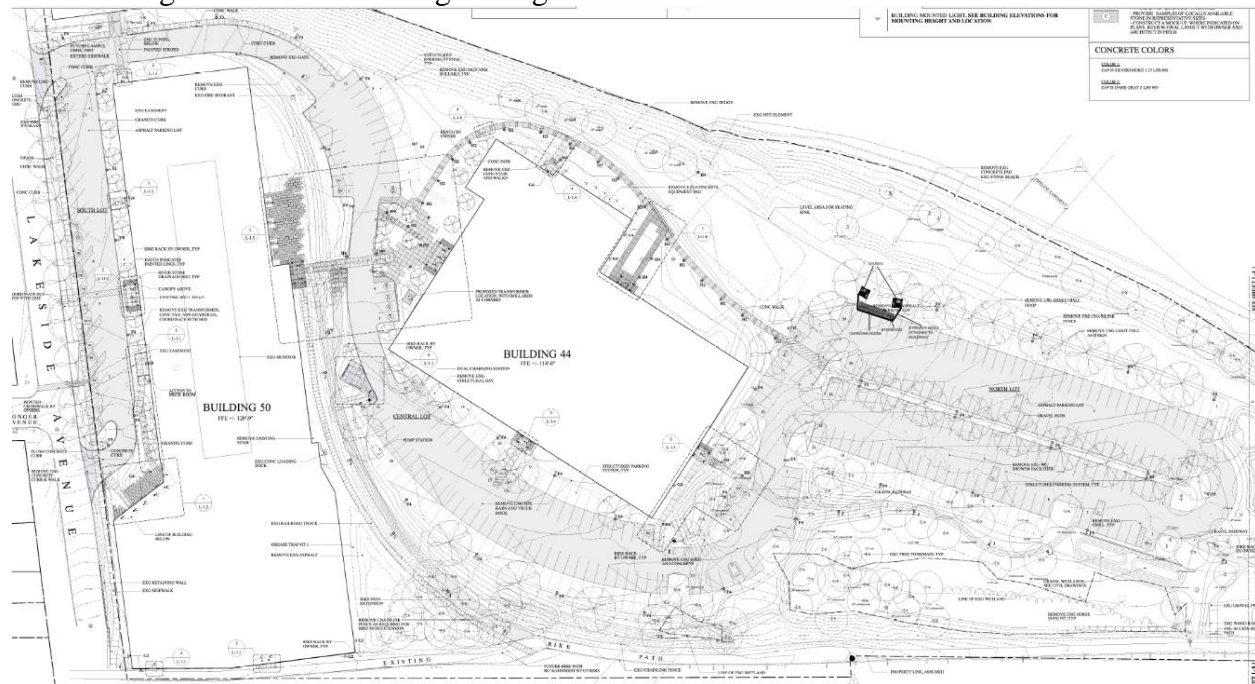
Zone: E-LM **Ward:** 5S

Date application accepted: January 21, 2022

Applicant/ Owner: John Caulo, LandPlan / Hula Lakeside (Russ Scully)

Request: Install seasonal saunas and associated facilities on tandem parking spaces.

Acknowledgement within Parking Management Plan.



Background:

Buildings 32, 44 and 50 are several buildings on a 14.89-acre site that includes a parking lot and at several small waterfront “pavilions”.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- Temporary use for mobile sauna, January 5, 2022. This permit exemption is conditioned on the following:
 - "Temporary Use" means no more than 10 consecutive days, and no more than a 30 day aggregate within a 12 month duration
 - All mobile sauna equipment must be located on the tandem parking spaces @ SW corner of the North parking lot previously approved by the DRB.
- **Zoning Permit 21-0729CA (21-372 OG);** relocate previously approved elevated deck at the west end of Building 32 to SW corner of building. April 2021.
- **Zoning Permit 20-0820CA;** Demolish existing office building and replace with new 3-story office building on existing foundation. Add five parking spaces to overall parking count. July 2020.
- **Zoning Permit 20-0707CA;** Construction of seasonal bathhouse at the north end of site with two (2) toilet stalls and two (2) outdoor showers. March 2020.
- **Non-Applicability of Zoning Permit Requirements 19-0492NA;** rooftop solar. January 2019.
- **Zoning Permit 19-0202CA/MA;** renovate buildings for assembly, office, and seasonal recreational use. Rework parking and circulation. Merge north and south lots into one. November 2018.
- **Zoning Permit 19-0011CA;** new windows, exterior entry doors and roof for existing office building. Demolition of existing loading dock on east side of building; reduction of gross floor area. July 2018.
- **Zoning Permit 18-0865A;** construct one storage structure to match others built under zoning permit 18-0232CA. Also, construct a pavilion and wooden gate within the existing chain link fence along the bike path. Establish a boat rental use associated with the structures. May 2018.
- **Zoning Permit 18-0232CA;** construct three outbuildings for storage, to be placed outside of lakeshore buffer. September 2017.
- **Zoning Permit 17-0315CA;** renovation of interior commercial space for conversion to office use. [Building 32] September 2016.
- **Zoning Permit 13-0682CA;** install new gas piping on roof beside existing piping. Intall four new roof mounted exhaust fans. January 2013.
- **Zoning Permit 10-0144CA;** construct addition to link two existing commercial buildings. September 2009.
- **Zoning Permit 06-489CA;** replace two windows, north facade with two new paired windows. Erect 12 ft x 5 ft 6 in. balcony, install door, west side. [Building 32] February 2006.
- **Zoning Permit 06-379CA;** fit up for Coffee Enterprises. [Building 32] New steel egress door added to south elevation. December 2005.
- **Zoning Permit 05-171CU;** change from office space to manufacturing space, add 800 amp of power, add heat to entire building. October 2004. Permit relinquished.
- **Zoning Permit 96-283;** Installation of a seasonal dock for recreational use of blodgett employees. January 1996.

- **Zoning Permit 96-048 / MA96-007**; installation of a seasonal dock for recreational use of Blodgett employees. August 1995.
- **Non-Applicability of Zoning Permit Requirements**; Blodgett no longer utilizing space with Blodgett Oven expanding into area. Use remains the same; storage, testing, sales, support offices. March 1991.
- **Zoning Permit 78-465**; Blodgett Supply Co. to erect a 12' high by 210' long block wall to enclose the loading platform, install three dock levelers and erect one office. December 1977.

Overview: The application seeks to install 2 saunas, 1 office, 1 changing room and 1 portable restroom on an area previously approved as tandem parking spaces. A parking management plan (that identified these spaces) was approved under 19-0202CA/MA (required 296, proposed 371 spaces); revised under 20-0820CA (required 308, proposed 386, existing 381.)

An 8' privacy fence is included in the request.

Specific details from the applicant:

Saunas- The saunas run off propane tanks that are stored in a vented compartment under the benches. They will sit on blocks and can be removed in just a few hours if needed. The saunas will have scissor gates installed to prevent break-ins when not in use.

Office- The office is an 8'x12' box that has windows on 3 sides and a recessed doorway. It's heated using a 120VAC circuit and will have a wireless hotspot unless there's wifi from hula available onsite.

Changing room- Same construction as the office but divided in half and with doors on both sides. Using portable deck tiles to create a level walkway from the changing rooms & office to the saunas.

Bathroom- Portable bathroom from 802 restrooms. It's winterized and entirely self-contained; has running water and 400 gallons of waste water capacity. No city water will be required. 802 restrooms can service on demand. There will be no showers.

Operational logistics-

Hours- To start, staff will operate the site themselves, 6 days a week. Monday, Wednesday, Thursday, Friday noon-8pm, Saturday & Sunday 9am to 9pm. Once they reach a revenue threshold they will hire an hourly staff member and switch to 7 days/ week. These are subject to change based on what is learned while they are there.

This is proposed as a seasonal operation, and removed in the spring. The applicant will re-assess whether they will be in-installed in the fall, or may investigate a new, more permanent location. Any change will require review and permitting.

Recommended motion: Certificate of appropriateness Consent approval, per the following Findings and Conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Sec. 4.4.3 Enterprise Districts

(a) Purpose:

The 2 Enterprise districts as illustrated in Map 4.4.3-1 are described as follows:

1. The **Light Manufacturing** (E-LM) district is the primary commercial/industrial center of Burlington, and is intended primarily to accommodate enterprises engaged in the manufacturing, processing, distribution, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment without potential conflicts from interspersed residential uses. Other accessory commercial uses are allowed to support a wide range of services and employment opportunities. This district is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention. This district is primarily intended to provide for industrial uses suitable for location in areas of proximity to residential development. Development is intended to respect interspersed historic industrial buildings, and reflect the industrial aesthetic of the district's past. Parking is intended to be hidden within, behind, or to the side of structures.

The existing uses (office, waterfront recreation associated accessory structures) are previously approved and not proposed for change. The application is to provide accessory structures (sauna, changing room, office and portable restroom) as a complement to the existing facilities. As intended, they will be seasonal, and located at the southwesterly portion of a parking area on previously approved parking spaces. **Affirmative finding.**

(b) Dimensional Standards

As the new facilities are proposed in the same location as previously approved parking spaces, there is no proposed change to lot coverage. As last approved, lot coverage is 44 % (21-0729CA.) Maximum allowable lot coverage in E-LM is 80%. **Affirmative finding.**

(c) Permitted and Conditions Uses

Principal uses shall remain as existing. The sauna facilities are accessory to the existing uses on site. The DRB has, under Sketch Plan Review, found saunas may be considered under *Health Club*, and acceptable within the E-LM zoning district. (Nordic Bathhouse, 180 Flynn Avenue.) **Affirmative finding.**

(d) District Specific Regulations

1. **Convenience Stores** Not applicable.
2. **Drive Thrus** Not applicable.

Section 4.5.4 Natural Resource Protection Overlay (NR) District

(b) Areas Affected

This overlay district consists of all areas delineated on Map 4.5.4-1-Natural Resources Protection Overlay (NR) District and is divided into four (4) subparts:

1. **A Riparian and Littoral Conservation Zone** which consists of all surface water and a corresponding upland buffer area, and specifically includes the following areas:
 - A. Uplands within 250 feet of the Lake Champlain lakeshore (measured at 95.5 feet above mean sea level per National Geodetic Vertical Datum 1929) with the exception of that portion of the shoreline between the northern extent of the Interim Development Area north of the former Moran Generating Station and the most westerly extent of Roundhouse Point described as the “Urban Waterfront” in the *2000 Open Space Protection Plan*;
 - B. Uplands within 250 feet horizontal distance measured from the top of the slope where the channel runs adjacent to a valley wall or high terrace, or top of the bank where the channel has access to its floodplain, of the Winooski River;
 - C. Uplands within 100 feet horizontal distance measured from the top of the slope where the channel runs adjacent to a valley wall or high terrace, or top of the bank, where the channel has access to its floodplain, of Engelsby Brook, Potash Brook or Centennial Brook; and,
 - D. Uplands within 50 feet horizontal distance measured from the top of the slope where the channel runs adjacent to a valley wall or high terrace, or top of the bank where the channel has access to its floodplain, of all other minor streams, or the mean shoreline of all other minor ponds;

(c) District Specific Regulations: Riparian and Littoral Conservation Zone:

Almost the entire parcel is affected by the Riparian and Littoral Conservation Zone, an overlay that extends 250’ inland from the 95.5’ elevation along the lakeshore. This overlay zone establishes criteria for tree clearing and stormwater management (neither of which is proposed.)

1. Permitted Uses:

Except where otherwise noted herein, only the following uses are permitted within the Riparian and Littoral Conservation Zone and its associated buffer subject to the requirements and limitations set forth below under subpart 4.

- A. Normal maintenance of existing lawns and maintained grounds including mowing, trimming of vegetation and the removal of dead or diseased vegetation around a residence, decorative landscaping and planting, vegetable and flower gardens, and the repair of existing private landscaping structures such as walkways and walls;*
- B. “Accepted agricultural and silvicultural practices” as defined under 24 VSA Ch 117;*



C. Normal maintenance of constructed wetlands and stormwater systems, provided that naturally occurring wetlands are not disturbed in conjunction with the maintenance;

D. Normal maintenance of existing docks, roads, rail lines, bridges, and culverts provided that disturbance to any shoreland is minimized in conjunction with such maintenance;

E. Selective cutting of less than 25 percent of the trees six inches or more in diameter at breast height over any 10 year cycle; and,

F. Recreational and educational activities such as hiking, walking, fishing, nature study, and bird watching and associated boardwalks and unimproved trails.

No site disturbance is proposed, no change to the shoreland is included. The proposed installation is on surfaces previously approved for parking. **Affirmative finding.**

2. Prohibited Uses:

Except where noted herein, the following uses shall be prohibited within the Riparian and Littoral Conservation Zone

and its associated buffer.

A. The deposition or introduction of organic and inorganic chemicals, including herbicides and pesticides, except when the application of pesticides is reviewed and approved by the BCB and DRB, and performed by an applicator certified by the Vermont Department of Agriculture for the sole purpose of controlling invasive species and subject to the requirements of the City's pesticide application ordinance (Burlington Code of Ordinances, Chapter 17, Section 9);

and,

B. The off-road use of any motorized vehicles including ATVs or dirt bikes (the temporary use of motorized vehicles used to construct and maintain permitted or regulated activities are specifically exempted from this prohibition);

No chemical treatments are proposed, no off-road vehicles will be utilized in pursuit of this request. Installation and removal by motorized vehicles is specifically exempted from the prohibition noted. **Affirmative finding.**

3. Regulated Uses:

Except where otherwise noted herein, all uses permitted or conditionally permitted in the respective underlying zoning district, including any construction of buildings or other structures, and roads, parking areas or any other impervious surface, may be approved only within the Riparian and Littoral Conservation Zone and its associated buffer after review and approval pursuant to the requirements and limitations below under Subpart 4.

4. Requirements

1. Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) shall include a stormwater management,

erosion prevention and sediment control plan pursuant to the requirements of Sec 5.5.3 to be reviewed by the conservation board and approved by the city engineer.

No land disturbing activities are proposed. The sauna and associated (portable) structures are proposed to be placed atop tandem parking spaces, as approved under ZP 19-0202CA/MA and revised under ZP20-0820CA. As this area was previously reviewed for the parking spaces, there is no new requirement for Conservation Board review.

In making determinations and decisions required herein, the city engineer shall consider the requirements of the most recent State of Vermont Stormwater Management Rules and Guidance document. The city engineer shall require the best practicable means be used to manage stormwater, prevent erosion, and control sedimentation. The city engineer is hereby authorized to develop performance standards to ensure conformance with these state stormwater management rules. For properties with frontage along Lake Champlain or the Winooski River, development that includes 400 square feet or more of new or redeveloped lot coverage shall establish a low-mow zone along the shoreline. A low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. (Refer to Shoreland Best Management Practices established by Vermont Department of Environmental Conservation.).

Although the area of the accessory structures tips over the 400 sf. threshold, this is not new lot coverage and no site disturbance is proposed. This area was previously approved for parking spaces. Therefore, the no-mow zone is not applicable in this request. **Affirmative finding.**

*For properties with frontage along Lake Champlain or the Winooski River, development shall be located no closer to the shoreline than existing development wherever reasonably possible. The sauna facilities are located on previously developed and approved parking. They are not located closer to the shoreline than previously approved. **Affirmative finding.***

- 2. Agricultural and silvicultural activities shall follow Best Management Practices for the Protection of Water Quality; Not applicable.*
- 3. Installation of any seawalls, rip-rap or other shoreland retention structures shall be submitted for review by the conservation board who shall consult with the city engineer prior to issuance of a recommendation to the DRB; Not applicable.*
and,
- 4. No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the city engineer. There is an existing, approved Stormwater Management Plan approved for this parcel. The installation of portable sauna facilities will not impact that plan. The facilities are self-contained; that is, no city water hookup, discharge or wastewater impacted. **Affirmative finding.***

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

32/44/50 Lakeside Avenue is an existing lot with access off Lakeside Avenue. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Section 4.4.3 (b), above.

Section 5.2.4 Buildable Area Calculation

Not applicable in E-LM.

Section 5.2.5 Setbacks

The portable sauna facilities are proposed to be placed on existing tandem parking spaces; an area that has previously been reviewed for development. The setback from Lakeside Avenue remains unchanged; side yard setbacks are not applicable in the E-LM, as is a waterfront setback. **Affirmative finding.**

Section 5.2.6 Building Height Limits

Max height in the E-LM is 45'. The portable buildings will be small structures and will not exceed height limits of the district. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations

FAR for the district is 2.0. At last review, the FAR was 0.24. (20-0820CA.) **Affirmative finding.**

Part 3: Non Conformities

Not applicable.

Sec. 5.4.8 Historic Buildings and Sites Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There is no ground disturbance or alteration of existing natural features. Not applicable.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

While there are no protected important public views, the installation of sauna facilities on existing approved tandem parking spaces will provide an avenue for users to enjoy westerly views and the Lake Champlain Shoreline. **Affirmative finding.**

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

The existing buildings at 32, 44 and 50 Lakeside have been approved and redeveloped with extensive renewable energy resources. The installation of the proposed sauna facilities will not impact the use of those resources. **Affirmative finding.**

(f) Brownfield Sites:

Identified as Site 20154612, The property is listed under 34/44/50 Lakeside Avenue on the Vermont DEC website. <https://anrweb.vt.gov/DEC/ERT/Brownfields.aspx>

The project is enrolled in Brownfields Reuse and Environmental Liability Limitation Program (BRELLA), Two Phase I's have been submitted; two Phase II's completed. A Supplemental Phase II completed. A CAP (corrective action plan) was approved 3/19/19.

https://anrweb.vt.gov/PubDocs/DEC/Hazsites/20154612.0412.19.Final.Approved.17-070_Lakeside.Ave.CAP_031119.pdf.

The installation of portable sauna/accessory structures, with no ground disturbance, will have no impact on the advancement of the Corrective Action Plan in effect. **Affirmative finding as conditioned.**

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The facilities will be installed on previously approved tandem parking spaces, and are proposed to be both portable and seasonal. Previously-approved snow removal plans will remain in effect. The cabanas will be covered. **Affirmative finding.**

(h) Building Location and Orientation:

These accessory structures are proposed on tandem parking spaces on the westerly side of the site to maximize enjoyment of the lot location. **Affirmative finding.**

(i) Vehicular Access:

No change to previously approved vehicular access. **Affirmative finding.**

(j) Pedestrian Access:

No change to previously approved pedestrian access. Portable deck tiles will be used between the changing rooms, office and saunas. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Although encouraged, ADA access is not required for these accessory facilities.

(l) Parking and Circulation:

Circulation patterns within the site shall remain as existing. See Article 8, below for review of parking standards. **Affirmative finding.**

(m) Landscaping and Fences:

An 8' privacy fence has been added to the plan. As long as the fence may be removed upon conversion of the sauna space back to tandem parking (when required), the fence is acceptable. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The application proposes the inclusion of lighting between the changing rooms, office and saunas. The applicant shall provide additional information about fixtures and light levels. Electrical permits shall be secured as appropriate. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on

neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

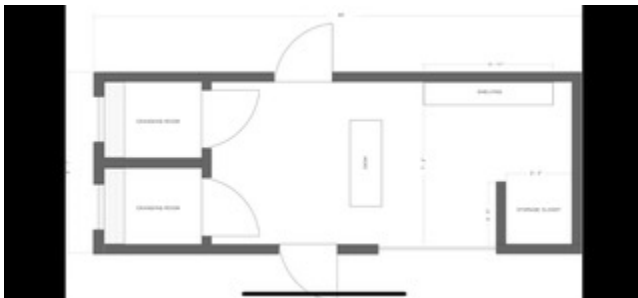
The *saunas* will run off propane tanks that are stored in a vented compartment under the benches. This arrangement must be acceptable to the building inspector. They will sit on blocks and can be removed in just a few hours. The saunas will have scissor gates installed to prevent break-ins when not in use.

Office- The office is an 8'x12' box that has windows on 3 sides and a recessed doorway. It's heated using a 120VAC circuit and will have a wireless hotspot unless there's wifi from hula available onsite.

Changing room- Same construction as the office but divided in half and with doors on both sides. Portable deck tiles will create a level walkway from the changing rooms & office to the saunas.



Bathroom- Portable bathroom from 802 restrooms. It's winterized, has running water and 400 gallons of waste water capacity. 802 restrooms can service on demand. The above photo is a representation, however larger than is proposed. The Changing room plan is below.



Affirmative finding as conditioned.

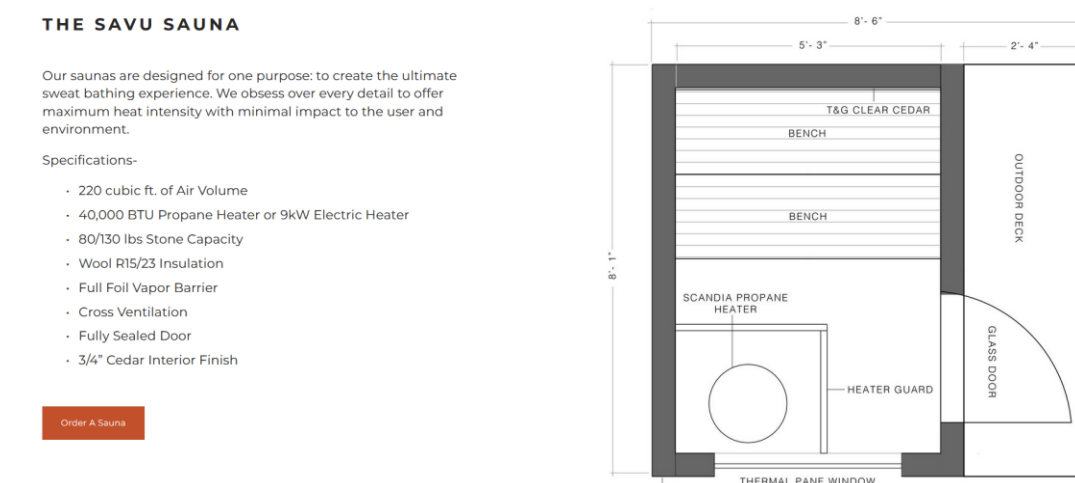
Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

These are small, portable structures that will have a negligible impact on the overall site. From their website, the footprint looks like this:



Both the changing rooms and the office will be 8 x 12 boxes; the former divided in half to accommodate clients. **Affirmative finding.**

2. Roofs and Rooflines.

The saunas are depicted with flat roofs, consistent with the other industrial buildings on the parcel. **Affirmative finding.**



3. Building Openings



See images for Sauna structures. The office is proposed to have a recessed entry, with windows on three sides.

Affirmative finding.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

See Section 6.2.2. (c) above.

(d) Provide an active and inviting street edge:

These accessory structures will not be visible from Lakeside Avenue. The saunas have been designed, however, to be small in impact with pleasing exterior finishes of charred white pine shiplap and thermal windows and doors. The changing rooms are proposed to be the same design aesthetic. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Reference is made to the drawings for the Sauna, above.

(f) Reduce energy utilization:

Although not intended to be full time habitable space, these units are insulated with Wool R15/23 insulation, a full foil vapor barrier, a fully sealed door while providing cross ventilation.

Propane is proposed for heating the Scandia heaters. Lighting is 120V. As noted, the installation must secure approval and permits from the building and electrical inspectors. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is included in this application. Any desired signs will require separate sign permitting. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

All required building and life safety code as defined by the building inspector and fire marshal shall remain in effect. **Affirmative finding as conditioned.**

Article 8: Parking

A parking management plan was approved, and then amended under ZP 19-0202CA/MA, 18-0865CA, 20-0674CU and 20-0820CA. Under the original approval for the Parking Management Plan, A total of 381 parking spaces were approved under ZP19-0202CA/MA; 273 conventional and 108 tandem. ZP20-0820 increased parking spaces by 5. (381 + 5 = 386 spaces on site.)

Here is the analysis for parking requirements at 32/44/50 Lakeside Avenue:

Parking analysis, 44 Lakeside complex			
Permit #	Use	Area	Requirement
ZP19-0202CA/MA	Office use	141,200 sf	282 spaces (2/1,000 sf)
	Manufacturing/Maker Space	3,900 sf	4 spaces (1/1,000 sf)
Total required			286 spaces
Total provided			381 spaces <ul style="list-style-type: none">• 273 conventional• 108 tandem* As approved in Parking Management Plan.

ZP18-0865CA	Boat rental		10
Total required			286+ 10= 296
Surplus spaces			381-296 = 85 spaces

ZP20-0674CU*	Change of use: Mixed office to Trade school		+1
Total site requirements* *Approved by DRB at their June 2, 2020 agenda.			296 + 1 = 297 spaces

ZP20-0820CA	Office use	5,250 net new	+11 spaces
Total required			297 + 11 = 308
Total provided			386 spaces <ul style="list-style-type: none"> • 274 conventional (10EV) • 112 tandem
Total surplus Prior to this application			386 provided -308 required =78

ZP 22-45	Sauna installation ¹		2/1000 sf or 1 1 + 308 = 309 required.
			386 onsite with 309 required = 77 space surplus – 8 parking spaces for sauna installation = 69 space surplus

The proposed site plan places the sauna facilities on four tandem parking spaces, and part of four regular parking spaces. With a 78 parking space surplus (386 spaces provided, 309 required with this application) the project will retain a **69 space parking surplus** yet still meets minimum required parking standards for the uses on-site while not exceeding the maximum parking limitations of 8.1.9:

Confirmation of maximum permissible parking spaces (limited to 125% of parking requirement)

Office requirement	282 + 11 (Building 32) = 293	X 1.25 = 366 maximum
Manufacturing/maker	4	X 1.25 = 6 maximum
Maximum permissible parking		372
Parking proposed		386 existing -8 for sauna = 378

¹ The DRB favorably considered the inclusion of sauna and similar health enhancement facilities as a Health Club use within the E-LM zoning district in November 2021 under ZSP 21-10, *Nordic Bathhouse*.

Elimination of EV and Carshare spaces		-16
Allowable maximum		362 < 372 maximum allowable. ✓

It is of interest that at present, a sizable number of workers are working remotely during the pandemic, and the parking lots are nearly empty. While this current condition may change, the surplus in recognized parking spaces still supports the added use. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. At any such time that the area dedicated to the sauna use is reverted back to parking, the fence shall be removed.
2. Waste and water shall be self-contained and managed by the applicant.
3. The Vermont Department of Environmental Conservation shall be notified of the proposed structures to confirm alignment with the conditions of the Corrective Action Plan.
4. Light fixtures and illumination levels shall be provided for staff review and approval, and receive appropriate electrical permits.
5. The saunas and associated facilities are subject to receive review and appropriate permitting from the building inspector and/or fire marshal.
6. Any signs will require separate sign permits.
7. Any change to the location or arrangement of the facilities shall return for review and permit approval.
8. The Parking Management Plan originally approved under ZP 19-0202CA/MA and amended under ZP 20-0820CA shall remain in effect, and reflect the seasonal alteration of available parking spaces related to sauna installation based on the parking calculations of Article 8, above.
9. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.